



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

FLOOR 1

GROSS INTERNAL AREA
TOTAL: 63 m²/682 sq ft
FLOOR 1: 63 m²/682 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Positioned directly on Brighton's iconic seafront, Chain Pier House offers an exceptional opportunity to enjoy coastal living within easy reach of shops, restaurants, and local amenities. This distinguished Grade II listed building showcases the elegance of the Regency era, with a grand exterior that reflects its historic significance. The apartment is located at the rear of the building in a later extension, combining the charm of the original architecture with the benefits of more modern construction. These include double-glazed windows, improved insulation and a thoughtful layout designed for comfortable living. Inside, the property features two double bedrooms—one of which is particularly spacious—a generous living and dining room, a separate kitchen and a well-appointed bathroom. Recently refurbished with a new kitchen and fresh carpeting, the apartment also offers ample storage, gas central heating and oblique sea views. Dual east and west aspects allow for excellent natural light throughout the day. Additional benefits include a share of the freehold, a long lease, and the potential to acquire a dedicated parking space within the grounds. Offered with no onward chain, this home is ideal for owner-occupiers seeking to enjoy Brighton's vibrant lifestyle in a unique and desirable beachfront setting.



- NO ONWARD CHAIN & SHARE OF FREEHOLD
- SUPERB SEAFRONT LOCATION
- TWO BEDROOMS
- SEPARATE KITCHEN
- LIFT ACCESS
- OBLIQUE SEA VIEWS
- SECURE ENTRY INTERCOM SYSTEM
- GRADE II LISTED
- GOOD CONDITION THROUGHOUT